

February 24, 1972

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATION OF URBAN RENEWAL PLAN AND
REQUEST FOR ZONING REFERRAL FOR A PORTION OF
PARCEL C-2 AS SHOWN ON ATTACHED MAP
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77 was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, the "Existing and Proposed Zoning Map" of said Urban Renewal Plan designates a zone change for the portion of Parcel C-2 shown on the attached map to L-2; and

WHEREAS, the Boston Redevelopment Authority has determined that said portion of Parcel C-2 on Fulton Street and Commercial Street shall be developed for housing rehabilitation; and

WHEREAS, the proposed development will necessitate a modification of the proposed zoning for said portion of Parcel C-2.

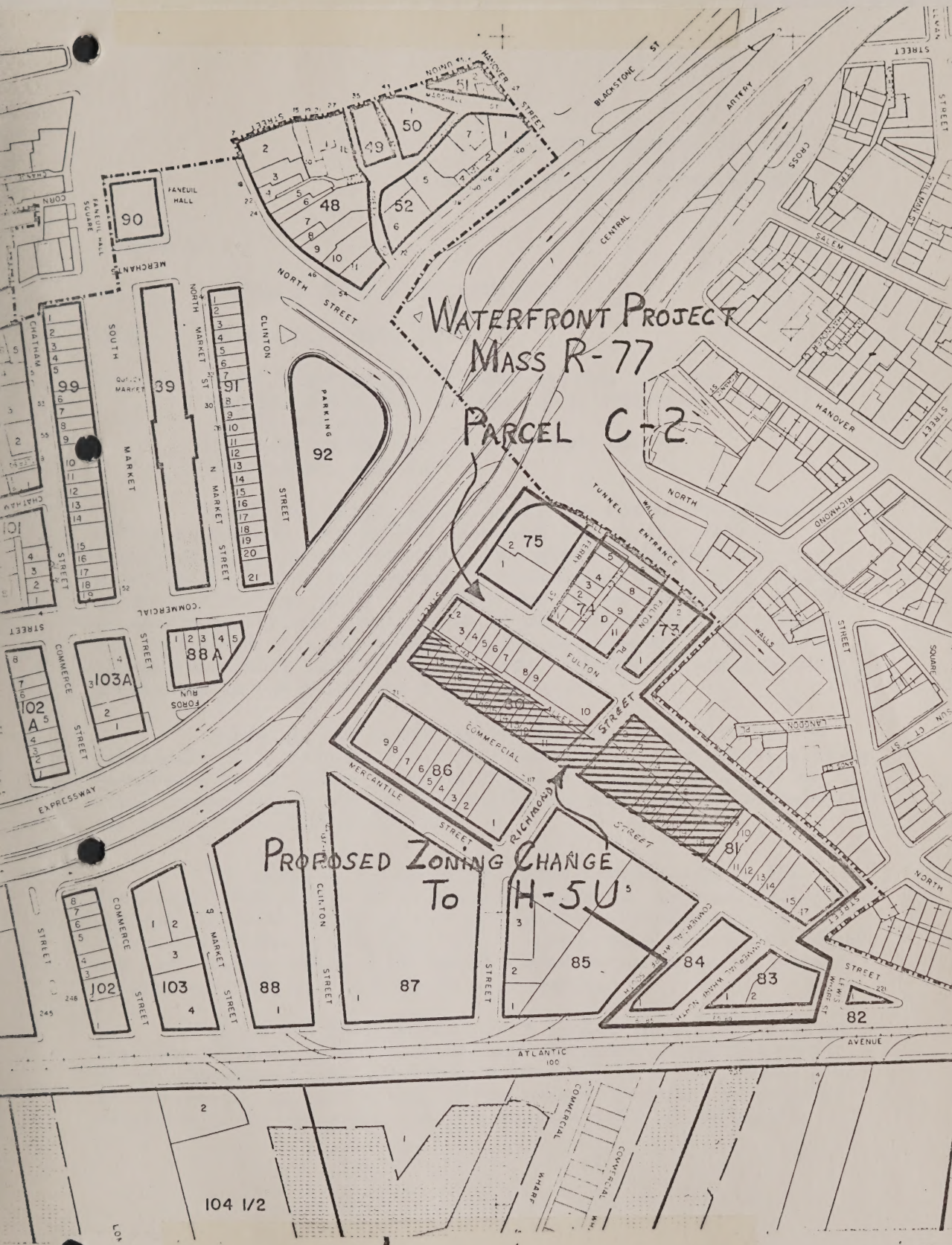
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Existing and Proposed Zoning Map" of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan is hereby modified by changing the area indicated on the attached map from a proposed L-2 zone to a proposed H-5U zone. by the cross-hatching

2. That the Boston Redevelopment Authority hereby approves the proposed change to H-5U and hereby authorizes the Director to proclaim by certificate this minor modification of the Plan in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated June 3, 1970, and to petition the Zoning Commission of the City of Boston to establish the H-5U zone as shown on the attached map.

3. That this modification is found to be a minor modification which does not substantially or materially alter or change the urban renewal plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.



WATERFRONT PROJECT
MASS R-77
PARCEL C-2

PROPOSED ZONING CHANGE
To H-50

TABLED: February 10, 1972

RE-SUBMITTED: February 24, 1972

MEMORANDUM

8 B

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: MINOR MODIFICATION OF URBAN RENEWAL PLAN AND
REQUEST FOR ZONING REFERRAL OF A PORTION OF
PARCEL C-2 AREA
DOWNTOWN WATERFRONT-URBAN RENEWAL AREA
PROJECT NO. MASS.R-77

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Under the urban renewal plan, the zoning for parcel C-2 was to be changed from an M-2 to an L-2 district. When the urban renewal plan was developed, the proposed change to an L-2 zone was considered appropriate and consistent with the planning objectives for the parcel. A major portion of the parcel was to be developed for the construction of new moderate-income housing and integrated with the rehabilitation of selected buildings for housing and local retail business uses. Efforts to achieve these objectives in the past were unsuccessful.

Recently, the Authority tentatively designated twelve developers of buildings on Fulton Street for housing rehabilitation. Permission to advertise a second offering of eighteen buildings along Commercial Street for rehabilitation was given at a meeting of the Authority on January 6, 1972.

To expedite the proposed rehabilitation work by the individual developers, it is suggested that the proposed zoning be changed to H-5U. Since none of the existing buildings to be rehabilitated are higher than five stories, this zoning will avoid the need for variances which would otherwise be needed to satisfy height, parking, and side yard requirements.

Since the proposed change to an H-5U zone will minimize the time required before closings and the start of rehabilitation, it is recommended that the Authority modify the urban renewal plan as indicated. In the opinion of the General Counsel the proposed modification is minor and does not substantially or materially

alter or change the Plan. This modification may therefore be effected by vote of the Authority. It is further recommended that the Director be authorized to petition the Zoning Commission to create the H-5U zone in the portion of Parcel C-2 shown on the enclosed map.

An appropriate Resolution is attached.

Attachment

